



Planning and Development Services  
10 N Bemiston  
Clayton, Missouri 63105

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## HOUSING TASK FORCE

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### MINUTES HOUSING TASK FORCE NOVEMBER 28TH, 2007

#### ROLL CALL:

Nicki Herrington, Chair  
Michelle Harris, Aldermanic Representative  
Andrea Maddox Dallas, Aldermanic Representative  
Joanne Boulton  
Joan Gallagher  
Jack Hambene  
Mary Huebner

#### Absent:

Alex Berger, III, Aldermanic Representative  
David Hoffman  
Morris Sterneck

#### City Staff:

Catherine Powers, Director of Planning & Development Services  
Jackie Williams, Recording Secretary

#### Guests:

None Present

The minutes of the October 24, 2007 meeting were presented for approval. The minutes were accepted as submitted.

Joann Boulton asked Catherine Powers to further explain the information that was sent in the packet.

Catherine Powers explained that as clarified by the City Attorney, Kevin O'Keefe, that the vote for Historic designation should be one vote per lot/per property. For condominiums, it would

be one vote per owner/per unit, for multi-family rentals, it is one vote for the whole building as it is only one owner.

Joann Boulton then turned discussion to the National Register Map which was distributed. She asked how residents would know what areas they belong to and how they would be split into Historic Districts.

Catherine Powers answered that it is split into political boundaries, for example subdivisions, neighborhoods, etc. She clarified that you want to steer away from only four or five houses coming together to be a group.

Further discussion ensued regarding the neighborhoods and subdivision boundaries and how it should be clarified in the ordinance. It was suggested to provide an overlay map which distinguishes subdivisions.

Discussion then turned to the difference between subdivisions with trustees and neighborhoods with associations.

Joann Boulton asked Catherine Powers to address the zoning designation for Forsyth.

Catherine Powers explained that the use is an R-1 which means that Washington University cannot take the buildings down and rebuild unless they are in compliance with the neighborhood. They would need to stay single family residential atmosphere and the uses should be compatible with the neighborhood.

Joann Boulton brought to the Committees attention that Washington University would then have ten votes in that area and suggested that the Committee take a closer look at University owned properties.

Michelle Harris suggested taking a closer look at the map to get better clarification of this issue.

Joanne Boulton asked if the map that was provided to the Committee was from the State.

Catherine Powers responded “yes” that the City’s Planner, who provides GIS services, pulled the information from State records.

Discussion ensued regarding the information provided on the map and the way it is depicted.

Joanne Boulton posed questions to be investigated: Is the provided map an accurate representation of the districts? What are the legal entities?

Joanne Boulton recommended that language be incorporated into the Ordinance which provides clarification of this information, for example can seven homes in a subdivision become their own district?

Jack Hambene continued the discussion of pros and cons to allowing homes within subdivisions to become a single historic district and how sub-groups should be defined.

The Committee discussed the role for local government and Joanne Boulton read information relating to the topic.

Discussion turned to the context of the Historic Preservation Ordinance.

Michelle Harris recommended footnoting in the Ordinance what specific standards to refer to.

Chairman, Nicki Herrington asked that all comments or additional information be provided to Catherine Powers by the end of December so that the Final Report can be put together.

Discussions regarding the context of the Historic Preservation Ordinance continued.

Mary Huebner recommended a wording change on P. 2 Sec. 5. Different wording scenarios were discussed and it was decided that Catherine Powers re-write the section.

Discussion continued regarding the Historic Preservation Ordinance and further clarifications were made on certain sections including the Architectural Review Boards role in approving new construction and additions.

Catherine Powers offered to provide the subdivision overlay for the next meeting.

Catherine then indicated that she would also provide comments from the city's Building staff regarding the 2006 Property Maintenance Code.

Nikki Herrington, Chairman, requested staff to prepare a Draft Final Report for the next meeting.

Discussion then turned to different styles of homes and how they fit into different neighborhoods.

Being no further comment, the next meeting of the Housing Task Force has been scheduled for January 23, 2007 at 7:00pm.

The meeting adjourned at approximately 7:57 p.m.

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Recording Secretary